057.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,500 / 843,500
					USE VALUE:	843,500 / 843,500
					ASSESSED:	843,500 / 843,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	20 PEIRCE ST LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 2963
Street 2:	C/O DIANE POULOS HARPELL
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	POULOS SOPHIE/TRUSTEE -
Owner 2:	SOPHIE POULOS 2006 TRUST -
Street 1:	10 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,294 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Asbestos Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5294.000	434,000	4,300	405,200	843,500
Total Card	0.122	434,000	4,300	405,200	843,500
Total Parcel	0.122	434,000	4,300	405,200	843,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.22 | /Parcel: 386.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 37926
GIS Ref:
GIS Ref:
Insp Date: 09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	434,800	4300	5,294.	405,200	844,300	844,300	Year End Roll	12/18/2019
2019	104	FV	338,800	4300	5,294.	405,200	748,300	748,300	Year End Roll	1/3/2019
2018	104	FV	338,800	4300	5,294.	272,000	615,100	615,100	Year End Roll	12/20/2017
2017	104	FV	318,100	4300	5,294.	260,500	582,900	582,900	Year End Roll	1/3/2017
2016	104	FV	318,100	4300	5,294.	237,300	559,700	559,700	Year End	1/4/2016
2015	104	FV	284,200	4300	5,294.	191,000	479,500	479,500	Year End Roll	12/11/2014
2014	104	FV	284,200	4300	5,294.	170,800	459,300	459,300	Year End Roll	12/16/2013
2013	104	FV	295,400	4300	5,294.	162,100	461,800	461,800		12/13/2012

!4894!

PRINT

Date	Time
12/10/20	19:51:43

LAST REV

Date	Time
10/05/18	10:56:23
apro	
4894	

USER DEFINED

Prior Id # 1:	37926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOPHIEP LLC,	70669-276		2/26/2018	Convenience	1	No	No		
POULOS SOPHIE/T	65291-526		4/30/2015	Convenience	1	No	No		
POULOS SOPHIE,	65291-523		4/30/2015	Convenience	1	No	No		
POULOS SOPHIE/C	65291-521		4/30/2015	Convenience	1	No	No		
POULOS SOPHIE/C	49120-483		3/14/2007	Family		No	No		
POULOS SOPHIE	48714-295		12/22/2006	Family		No	No		
	15421-398		1/1/1984		95,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
4/25/2018	Mail Update	EMK	Ellen K
5/22/2009	Measured	189	PATRIOT
1/18/1999	Measured	263	PATRIOT
8/7/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5294		Sq. Ft.	Site		0	70.	1.09	11									405,174						405,200	

Total AC/HA: 0.12153 | Total SF/SM: 5294 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 405,174 | Spl Credit | Total: 405,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13076925
Const Adj.:	0.93100190
Adj $ / SQ:	178.967
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589727
Depreciation:	155688
Depreciated Total:	434039

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

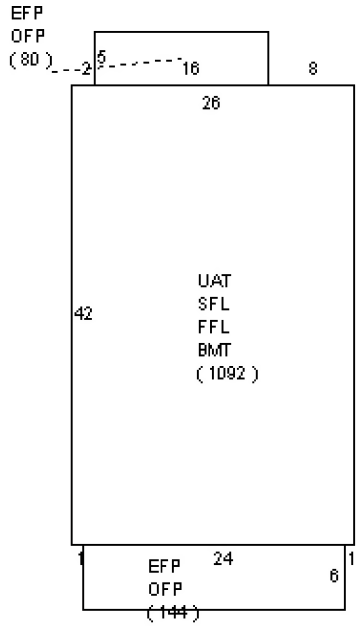
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.97
Special Features:	0	Val/Su Net:	108.58
Final Total:	434000	Val/Su SzAd	198.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	53.690	58,630
FFL	First Floor	1,092	178.970	195,432
SFL	Second Floor	1,092	178.970	195,432
UAT	Upper Attic	273	71.590	19,543
EFP	Enclos Porch	224	36.660	8,212
OFP	Open Porch	224	22.220	4,977

Net Sketched Area:	3,997	Total:	482,226
Size Ad	2184	Gross Are	4816	FinArea	2184
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1927	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300

IMAGE

AssessPro Patriot Properties, Inc